

PLANNING COMMISSION

MEETING OF

FEBRUARY 8, 2001

City of Las Vegas

AGENDA & MINUTES

Page 1

COUNCIL CHAMBERS –400 EAST STEWART AVENUE

ITEM

ACTION

5:15 PM

COMMISSIONERS BRIEFING:

PRESENT:

Craig Galati - Chairman
Richard Truesdell - Vice Chairman
Michael Buckley
Hank Gordon
Byron Goynes
Lanny Littlefield
Stephen Quinn

STAFF PRESENT:

Robert Genzer – Planning & Development Dept.
Andrew Reed - Planning & Development Dept.
Kyle Walton - Planning & Development Dept.
Troy Jeschke - Planning & Development Dept.
Laura Martin – Planning & Development Dept.
Bart Anderson - Public Works
Qiong Liu - Public Works
Bryan Scott - City Attorney's Office
Deeny Araujo – City Clerk's Office
Linda Owens - City Clerk's Office

Andrew Reed, Planning and Development Department, called the Briefing to order at 5:28 P.M.

Item No. A-2, TM-0002-01:

Mr. Reed advised the Commissioners that staff just received a request from Councilman Larry Brown's office that this item should be pulled off the Consent portion of the agenda. They would like to add a condition requiring any additions or modifications to be heard in a Public Hearing at a Planning Commission meeting.

Item No. C-3, U-0199-00:

Mr. Reed announced that the applicant has requested this item be withdrawn without prejudice.

Item Nos. C-4, U-0200-00, and C-5, V-0086-00:

Mr. Reed said the applicant has requested this item be held in abeyance to the March 8, 2001 meeting so they can continue to work with staff on parking issues. They are trying to get a parking agreement with the adjoining property owners.

Item No. C-6, Z-0095-84(1):

Mr. Reed stated that the applicant has requested this item be withdrawn without prejudice.

Item No. C-7, Z-0117-00(1):

Commissioner Goynes asked what materials would be used for the building. He was under the impression the building would only last 2 to 5 years and would be a tent. Mr. Reed responded that it would be a permanent metal building.

Item Nos. C-8, Z-0075-00, C-9, Z-0075-00(1), and C-10, U-0163-00:

Mr. Reed said that the day of the meeting he received a letter via FAX from the Nevada Department of Transportation indicating they cannot support this request for a mini storage facility. A copy of the NDOT letter was passed out to each Commissioner. NDOT feels the Federal Highway will not support this request either.

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COMMISSIONERS BRIEFING:

Item No. C-16, Z-0093-00(1):

Bart Anderson, Public Works, noted that there is a typo in Condition No. 11. It should read 60 feet in the second case. In addition, there is a concern as to where Tee Pee Lane will go. Public Works doesn't care whether it dead-end or turns off.

Mr. Reed adjourned the Briefing at 5:38 P.M.

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ACTION

6:00 PM

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

CALL TO ORDER:

6:02 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

Craig Galati -	Present
Chairman	
Richard Truesdell -	Present
Vice Chairman	
Michael Buckley	Present
Hank Gordon	Present
Byron Goynes	Present
Lanny Littlefield	Present
Stephen Quinn	Present

ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements.

This meeting has been properly noticed and posted at the following locations:

Clark County Government Center,
500 South Grand Central Parkway
Senior Citizens Center,
450 East Bonanza Road
Clark County Courthouse,
200 East Carson Avenue
Court Clerk's Office Bulletin Board,
City Hall Plaza
City Hall Plaza, Special Outside Posting
Bulletin Board

MINUTES:

Approval of the minutes of the January 11, 2001 Planning Commission Meeting.

CHAIRMAN GALATI called the meeting to order at 6:02 P.M.

COMMISSIONER QUINN'S daughter led the audience in the Pledge of Allegiance.

STAFF PRESENT:

Robert Genzer, Acting Director,
Planning and Development Department
Andrew Reed, Senior Planner,
Planning and Development Department
Kyle Walton, Senior Planner,
Planning and Development Department
Troy Jeschke, Planner II,
Planning and Development Department
Laura Martin, Planner I,
Planning and Development Department
Jody Donahue, Planning Technician,
Planning and Development Department
Bart Anderson, Project Engineer,
Public Works
Qiong Liu, Engineer,
Public Works
Bryan Scott, Deputy City Attorney,
City Attorney's Office
Deeny Araujo, Deputy City Clerk,
City Clerk's Office
Linda Owens, Deputy City Clerk,
City Clerk's Office

MR. REED announced this meeting is in compliance with the Open Meeting Law.

Truesdell –

APPROVED

Unanimous with Quinn abstaining inasmuch as he did not attend the meeting.

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ACTION

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

CHAIRMAN GALATI indicated the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

CHAIRMAN GALATI read the statement on the order of the items and limitations on persons wishing to be heard on an item.

CHAIRMAN GALATI noted the Rules of Conduct.

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ITEM

ACTION

A.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

CHAIRMAN GALATI stated the Consent items may be discussed if a Commission Member or Applicant so desires.

A-1.

ABEYANCE - FM-0091-00 - SPRING MOUNTAIN RANCH UNIT 90 - SPRING MOUNTAIN RANCH LIMITED LIABILITY COMPANY

Request for a Final Map for 149 Lots on 12.95 Acres on the north side of Racel Street, east of Fort Apache Road, R-PD12 (Residential Planned Development – 12 Units per Acre), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Final Map shall be in conformance with the approved Spring Mountain Ranch – Unit 90 Tentative Map (TM-0005-00), and the approved Development Plan Review on this site [Z-132-93(8)].

Public Works

2. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of this Final Map.

3. Site development to comply with all previous conditions of approval for the Spring Mountain Ranch Unit 90 Tentative Map.

Truesdell -

APPROVED ITEM NOS. A-1 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley abstaining on Item Nos. A-1 and A-8 because his law firm represents Spring Mountain Ranch and A-11 because his firm represents Kaufman & Broad

CHAIRMAN GALATI stated this is a Consent item.

This is final action.

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ITEM

ACTION

ABEYANCE - FM-0091-00 - SPRING
MOUNTAIN RANCH UNIT 90 - SPRING
MOUNTAIN RANCH LIMITED LIABILITY
COMPANY

APPROVED

4. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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COUNCIL CHAMBERS –400 EAST STEWART AVENUE

ITEM

ACTION

A-2

TM-0002-01 - RIDGE III - NEW HOMES, LIMITED LIABILITY COMPANY

Request for a Tentative Map for 100 Lots on 14.7 Acres on the west side of Decatur Boulevard, north of Ann Road, R-E (Residence Estates) Zone under Resolution of Intent to R-CL (Single Family - Compact Lot), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Tentative Map supercedes all previous Tentative Map approvals on this site.
2. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map, a new Tentative Map must be filed.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Truesdell -

APPROVED ITEM NOS. A-1 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley abstaining on Item Nos. A-1 and A-8 because his law firm represents Spring Mountain Ranch and A-11 because his firm represents Kaufman & Broad

CHAIRMAN GALATI stated this is a Consent item.

This is final action.

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ACTION

**TM-0002-01 - RIDGE III - NEW HOMES,
LIMITED LIABILITY COMPANY**

APPROVED

Public Works

6. Construct half-street improvements including appropriate overpaving (if legally able) on El Campo Grande and Decatur Boulevard, and construct half-street improvements on Ann Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits or the recordation of a Final Map. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

8. Site development to comply with all applicable conditions of approval for Z-120-96.

9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Planning Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING COMMISSION

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COUNCIL CHAMBERS –400 EAST STEWART AVENUE

ITEM

ACTION

A-3

ABEYANCE - FM-0092-00 - RIDGE III – UNIT NO. 3 - NEW HOMES, LIMITED LIABILITY COMPANY

Request for a Final Map for 79 lots on 12.92 Acres located on the west side of Decatur Boulevard, approximately 200 feet north of Ann Road, R-CL (Single Family Compact-Lot), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Final Map shall be in conformance with the Ridge III Tentative Map (TM-0002-01).

Public Works

2. Appropriate other Ridge III Units, such as Units 1 and 2, must record prior to the recordation of this Final Map to provide legal access.

3. Provide temporary public drainage and public sewer easements as necessary through the undeveloped portion at the southeast corner of this site prior to the recordation of this Final Map.

4. Site development to comply with all previous conditions of approval for the Ridge III Tentative Map.

Truesdell -

APPROVED ITEM NOS. A-1 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley abstaining on Item Nos. A-1 and A-8 because his law firm represents Spring Mountain Ranch and A-11 because his firm represents Kaufman & Broad

CHAIRMAN GALATI stated this is a Consent item.

This is final action.

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ACTION

**ABEYANCE - FM-0092-00 - RIDGE III – UNIT
NO. 3 - NEW HOMES, LIMITED LIABILITY
COMPANY**

APPROVED

5. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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COUNCIL CHAMBERS –400 EAST STEWART AVENUE

ITEM

ACTION

A-4

**TM-0001-01 - SPANISH STEPS PLAZA -
DEJORIA FAMILY LIMITED PARTNERSHIP**

Request for a Tentative Map for 2 lots on 7.6 Acres located on the northeast corner of Ann Road and Leggett Road, C-2 (General Commercial) Zone, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL,
subject to

Planning and Development

1. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map or if an Extension of Time is not approved, a new Tentative Map must be filed.

2. The Tentative Map shall be in conformance with the Rezoning case and the original Site Development Plan Review and any subsequent cases related to this site.

3. Street names must be provided in accord with the City's Street Naming Regulations.

4. All development is subject to the conditions of City departments and State Subdivision Statutes.

5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Truesdell -

APPROVED ITEM NOS. A-1 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley abstaining on Item Nos. A-1 and A-8 because his law firm represents Spring Mountain Ranch and A-11 because his firm represents Kaufman & Broad

CHAIRMAN GALATI stated this is a Consent item.

This is final action.

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ITEM

ACTION

TM-0001-01 - SPANISH STEPS PLAZA -
DEJORIA FAMILY LIMITED PARTNERSHIP

APPROVED

Public Works

6. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:

i. On-site sewers, 8-inches in diameter or larger, are public sewers within 20 - foot wide dedicated public sewer easements.

ii. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

iii. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

7. In accordance with the intent of a commercial subdivision, this site shall have perpetual common access and parking rights between all pad sites or parcels comprising the overall commercial subdivision, including the corner portion marked as "Fut. C-2 Dev." and a note to this affect shall appear on the Final Map for this site.

8. Site development to comply with all applicable conditions of approval for Z-58-76(4), the approved Traffic Impact Analysis, and all other subsequent site-related actions.

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ACTION

TM-0001-01 - SPANISH STEPS PLAZA -
DEJORIA FAMILY LIMITED PARTNERSHIP

APPROVED

9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

8. Site development to comply with all applicable conditions of approval for Z-58-76(4), the approved Traffic Impact Analysis, and all other subsequent site-related actions.

9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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COUNCIL CHAMBERS -400 EAST STEWART AVENUE

ITEM

ACTION

A-5

FM-0001-01 - COPPERFIELD UNIT 3 - U.S. HOME CORPORATION

Request for a Final Map for 54 lots on 16.75 Acres on the south side of Centennial Parkway between Jones Boulevard and Torrey Pines Drive, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre) Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. This Final Map shall be in conformance with the approved Copperfield Tentative Map (TM-0010-00).

Public Works

2. Copperfield Unit 2 must record prior to the recordation of this Final Map to provide legal access.

3. Site development to comply with all previous conditions of approval for the Copperfield Tentative Map.

4. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

NOTICES MAILED N/A

APPROVALS 0
PROTESTS 0

Truesdell -

APPROVED ITEM NOS. A-1 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley abstaining on Item Nos. A-1 and A-8 because his law firm represents Spring Mountain Ranch and A-11 because his firm represents Kaufman & Broad

CHAIRMAN GALATI stated this is a Consent item.

This is final action.

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COUNCIL CHAMBERS –400 EAST STEWART AVENUE

ITEM

ACTION

A-6

**FM-0002-01 - CHEYENNE/HUALAPAI NORTH
- PERMA-BILT HOMES**

Request for a Final Map for 37 Lots on 7.13 Acres located on the south side of the Gilmore Avenue Alignment, approximately 1,350 feet west of Hualapai Way, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. This Final Map shall be in conformance with the approved Cheyenne/Hualapai North Tentative Map (TM-0053-99).

Public Works

2. Parcel Map PM-25-00 must record prior to the recordation of this Final Map.

3. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.

4. Site development to comply with all previous conditions of approval for the Cheyenne/Hualapai North Tentative Map.

Truesdell -

APPROVED ITEM NOS. A-1 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley abstaining on Item Nos. A-1 and A-8 because his law firm represents Spring Mountain Ranch and A-11 because his firm represents Kaufman & Broad

CHAIRMAN GALATI stated this is a Consent item.

This is final action.

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ACTION

FM-0002-01 - CHEYENNE/HUALAPAI NORTH
- PERMA-BILT HOMES

APPROVED

5. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ITEM

ACTION

A-7

**TM-0053-99(1) - CHEYENNE/HUALAPAI
NORTH - PERMA-BILT HOMES**

Request for an Extension of Time of an approved Tentative Map on property located adjacent to the northwest corner of the intersection of Gowan Road and Hualapai Way, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] Under Resolution of Intent to PD (Planned Development), Size: 59.25 Acres, No. of Lots: 258, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. This Tentative Map will expire on March 9, 2002.

2. Conformance to all conditions of approval of the original Tentative Map (TM-0053-99).

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEM NOS. A-1 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley abstaining on Item Nos. A-1 and A-8 because his law firm represents Spring Mountain Ranch and A-11 because his firm represents Kaufman & Broad

CHAIRMAN GALATI stated this is a Consent item.

This is final action.

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ITEM

ACTION

A-8

**TM-0005-00(2) - SPRING MOUNTAIN RANCH
UNIT 90 - SPRING MOUNTAIN RANCH,
LIMITED LIABILITY COMPANY**

Request for an Extension of Time of an approved Tentative Map on property located on the east side of Rancho Drive and south of Horse Drive, R-E (Residence Estates) Zone under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units per Acre), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. The Tentative Map will expire on February 10, 2002.

2. The applicant must conform to all conditions of approval of the original Tentative Map (TM-0005-00), Rezoning (Z-0132-93), and Site Development Plan Review [Z-132-93(8)] as required by the Planning and Development Department and the Department of Public Works.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEM NOS. A-1 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley abstaining on Item Nos. A-1 and A-8 because his law firm represents Spring Mountain Ranch and A-11 because his firm represents Kaufman & Broad

CHAIRMAN GALATI stated this is a Consent item.

This is final action.

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ITEM

ACTION

A-9

VAC-0052-99(1) - CITY OF LAS VEGAS

Request for an Extension of Time to Vacate a portion of Tule Springs Road generally located north of Jo Marcy Drive, east of Durango Drive, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

2. Conformance to all applicable conditions of approval of Vacation (VAC-0052-99) as required by the Planning and Development Department and the Department of Public Works.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEM NOS. A-1 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley abstaining on Item Nos. A-1 and A-8 because his law firm represents Spring Mountain Ranch and A-11 because his firm represents Kaufman & Broad

CHAIRMAN GALATI stated this is a Consent item.

This is final action.

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COUNCIL CHAMBERS –400 EAST STEWART AVENUE

ITEM

ACTION

A-10

VAC-0058-99(1) - AMLAND DEVELOPMENT

Request for an Extension of Time to Vacate a 10 foot wide public drainage easement generally located south of Sky Pointe Drive and west of Tenaya Way, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

2. Conformance to all applicable conditions of approval of Vacation (VAC-0058-99).

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEM NOS. A-1 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley abstaining on Item Nos. A-1 and A-8 because his law firm represents Spring Mountain Ranch and A-11 because his firm represents Kaufman & Broad

CHAIRMAN GALATI stated this is a Consent item.

This is final action.

(6:09 - 6:10) 1 - 213

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ACTION

A-11

**A-0001-01(A) - ALBERT MASSI, ET AL AND
ALEXANDER 9, A NEVADA GENERAL
PARTNERSHIP ON BEHALF OF KAUFMAN &
BROAD**

Petition to Annex property generally located south of Alexander Road, approximately 600 feet east of Durango Drive, (APN's: 138-09-101-002 through 006), containing approximately 15 acres of land, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEM NOS. A-1 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley abstaining on Item Nos. A-1 and A-8 because his law firm represents Spring Mountain Ranch and A-11 because his firm represents Kaufman & Broad

CHAIRMAN GALATI stated this is a Consent item.

To be forwarded to the City Council in Ordinance form.

(6:09 - 6:10) 1 - 213

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ACTION

B.

DIRECTOR'S BUSINESS:

B-1

ABEYANCE - TA-0032-00 - CITY OF LAS VEGAS

Discussion and possible action to amend Title 19A.08 (Development Standards) to add a section regarding cellular (also known as wireless) communication facilities.

STAFF RECOMMENDATION: APPROVAL

Gordon -

ABEYANCE TO THE APRIL 12, 2001 PLANNING COMMISSION MEETING

Unanimous

ANDREW REED, Planning and Development, stated that based on the experience in using the wireless communication standards of the Zoning Ordinance, staff is proposing changes to the Code that are designed to insure that these facilities are developed and located in such a manner to be more compatible with adjacent properties. The proposed changes include the following:

1) Allowing certain types of facilities to be approved at the discretion of the Director of Planning and Development, with no requirement for Planning Commission or City Council review. Facilities suitable for this type of approval include "stealth", or low-visibility antennas, which are designed to blend into the surrounding environment.

2) Placement of antennas on an existing structure (also known as "co-location") can be approved administratively at the discretion of the Director, when such co-location aesthetically enhances the City.

3) Additionally, a slim-line pole that is proposed to be located on property owned by the City of Las Vegas can be approved administratively at the discretion of the Director.

4) Allowing facilities to be placed on residentially zoned (but not residentially developed) property, as well as C-V (Civic) zoned parcels. Staff notes that some of these properties are developed with uses, such as power substations, golf courses or churches, where a communication facility could be placed with minimal impact to the surrounding property. Currently, if a property is zoned residentially a stealth tower is not a permitted use regardless of the actual use of the property.

5) Increasing the setbacks from road-side property lines in order to enhance the attractiveness of the streetscape.

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ABEYANCE - TA-0032-00 - CITY OF LAS VEGAS

6) Creating a separate Residential Adjacency Standard for array-style antennas (which consist of a pole with array-style antennas that extend more than one foot beyond the circumference of the pole). Because this type of antenna is more visually obtrusive than the slim-line pole (which consists of a pole in which the antenna panels are very narrow and closely spaced with one another atop the pole, and extend no more than one foot beyond the circumference of the pole), staff believes there is adequate justification to require additional separation from residential properties.

7) Requiring the applicant to provide additional information as part of the Special Use Permit process. This additional information would include: a list of existing poles and structures in the vicinity of the request and an explanation of the possibility of co-location; and a photo simulation of the proposed pole which will enable staff, the Planning Commission and City Council to evaluate the potential visual impacts of a proposed tower.

8) Establishing deadlines and procedures that require all abandoned or unused communication towers and associated facilities to be removed within six months of the cessation of operations at the site. The current Zoning Code does not address abandoned towers.

Staff recommended approval.

COMMISSIONER QUINN asked why the stealth appearance has not been addressed for the towers. MR. REED said the stealth appearance has been addressed as an over-the-counter approval rather than requiring a Special Use Permit. By allowing a faster turn around stealth facilities would be encouraged. In addition, there is language to encourage the slim-line pole rather than the array style pole. Staff is hoping to encourage that through reduced setbacks.

COMMISSIONER GORDON asked if there is a provision that the applicant has to continue to keep the pole painted. MR. REED said that is not in the ordinance, but a change could be included.

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ABEYANCE - TA-0032-00 - CITY OF LAS VEGAS

COMMISSIONER TRUESDELL addressed proposed change No. 6 in regard to separate Residential Adjacency requirements whereby it should include apartment projects as they relate to cell towers. There have been instances of encroaching onto those properties because they don't fall within the typical Residential Adjacency Standards. In addition, in the alternative structures it should be encouraged to keep these facilities in commercial settings away from traffic by adding one of the alternative structures to shopping center pylon signs.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, asked if there is a provision that limits the number of antennas into one area. MR. REED responded that staff is trying to encourage co-location where it would be appropriate by allowing co-location to be administratively approved rather than requiring a Special Use Permit. Most of the poles would require Planning Commission and City Council approval. CHAIRMAN GALATI added that each application would be reviewed on a case-by-case basis.

TOM SCHANKE, AT&T Wireless Services, said there have been three meetings with staff on this ordinance over the last six months. His client has several problems with the ordinance.

Many years ago there were huge towers with large array antennas on them. There were not as many as today because there were less wireless providers and customers. Las Vegas per capita has more wireless usage than any other city in the country and second to Hong Kong because there are so many visitors. Wireless phones are not allowed in schools.

AT&T Wireless has launched a new product called Digital Broadband, which is a pizza-type box attached to the side of the house for high speed digital connection, wireless technology, basic land line local exchange business, fax line, and additional line for any type of wireless use or land line use. The cell phone will act as the land line, so when a person is from 300 to 500 feet away from the house the land line service will go to the wireless service. The high speed digital internet connection is 10 to 20 times faster than the cable modem, DSL line, or regular dial-up connection. With that, technology, as it will be introduced in the next 90 days in the

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valley, this ordinance creates a barrier for entry to that technology. Under the Teleco Act of 1996 no government can initiate or pass an ordinance that creates a barrier for entry to a wireless company.

Another issue is that AT&T is going to be launching in the next year a new technology called G-3. A cell phone can be used to purchase soft drinks from a vending machine and make purchases at the grocery store, which will go to the cell phone bill.

All that will require more cell sites, such as in neighborhoods, apartments, on commercial corridors, industrial areas where they are currently not allowed. Apartment dwellers, City Councilpersons, homeowners, all require cellular usage. AT&T receives several calls during the week stating their phones do not work. Under the Teleco Act of 1996 there is a requirement to provide cell service. Therefore, a lot of amendments need to be added to this ordinance. This issue is being dealt with in several states.

He requested this item be held because it could change after the amendments are included.

HELEN FOLEY, 2955 Pinehurst, appeared to represent Verizon and Voice Stream. They went through a similar process in the County about 3.5 years ago. The County Ordinance has been used as a model throughout the nation. Their staff has only received two or three complaints in 2.5 years. The County has given providers incentives to locate in areas where they feel are ideal locations and go through an Administrative Review.

One of the suggested amendments would be to go through an Administrative Review in industrial areas.

Another suggested amendment is to have cellular sites within public utility substations or Water District sites. They understand there are some substations that are recessed and the towers should not be taller.

There are many changes that are coming with technology, which will require more cell sites. They have been encouraged to go on City-owned property, such as ballfields, parks, etc., and replace ballfield lights. That will generate funds to pay for the parks. However, she objected to not being allowed to go into Nevada Power substations. That is steering business towards the City and away from private enterprise.

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COMMISSIONER GORDON commented that he was driving on the 105 freeway in Los Angeles, east from LAX airport, and along the side of the freeway was a tree that looked like a palm tree, but it was not a palm tree. He thought the same effect could be achieved in Las Vegas. The communication companies in Las Vegas don't seem to attempt to disguise the poles.

MS. FOLEY responded that some of the cell sites are so well disguised that they are not recognizable as cell sites. In the Summerlin area on Lake Mead there is a cell site in a shopping center on a pylon sign. Holy Cow at Las Vegas Boulevard and Sahara Avenue is a cell site. They are too close to residential to not make them stealth. Church steeples can be used. Only one cell site can be located on a palm tree.

COMMISSIONER GORDON brought up a previous application in Sun City on Cheyenne west of Durango where there was a park behind a home. MS. FOLEY added that Henderson, Nevada is a bedroom community and there is little opportunity to locate cell sites in commercial areas because of so much residential.

ROGER SPENCER, Singular Wireless, 1211 Town Center, Suite 100, agreed with Mr. Schanke and Ms. Foley. The future of wireless communication needs to be taken into consideration. A lot of wireless restrictions in this code will make this market difficult and less attractive for doing business. He did not have a problem with having this application held in abeyance.

COMMISSIONER GOYNES said he understands this industry, but was concerned about the pizza-type boxes on the side of houses. The quality of a neighborhood should come first. He wondered why the recommendations and amendments are not already prepared.

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MR. SCHANKE responded that he was told two weeks ago that this item was going to be held at this meeting. In addition, the pizza-type box on the side of a house is very small, which will allow people to have better service. There will be more competitive choices. About five years ago AT&T placed a cell site on City Hall. The Council members did not see the cell site on the building. Because of the contour of the valley there is a wide range in elevation. Wireless technology is not cell site to cell site. In some locations there is an 80 foot pole and in other locations a 20 foot pole because of the contour of the land. Oftentimes there are four or five companies on one cell site rather than a lot throughout a neighborhood. At this time it is unknown how many cell sites are needed and the type of zoning. AT&T Wireless is launching their fixed wireless program in 60 days and Sprint is launching their fixed wireless program in 90 days.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER LITTLEFIELD said he is a retired doctor that dealt with neurology and nerves. He was concerned as to how safe this technology is for the health of the people in the community.

MR. REED responded that under the Teleco Act of 1996, if the emissions meet the FCC standards, then health issues are not to be considered by a Planning Commission or City Council.

DEPUTY CITY ATTORNEY BRYAN SCOTT added that the Telecommunications Act says that a government cannot deny cell tower applications based upon the environmental effects of radio frequency transmissions as long as they meet FCC guidelines. No conclusion has been reached as to whether these cell towers are harmful.

COMMISSIONER BUCKLEY requested the proposed amendments and ordinance to be provided to the Commissioners in advance of the next hearing.

To be heard by the Planning Commission on April 12, 2001.

(6:10 - 6:45) 1 - 250

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ACTION

C.

PUBLIC HEARING ITEMS:

C-1

ABEYANCE - GPA-0037-00 - CITY OF LAS VEGAS

Request to Amend a portion of the Southwest Sector of the General Plan FROM: ROW (Right-of-Way) TO: PF (Public Facility) on 2.5 Acres on the south side of Washington Avenue, approximately 550 feet west of Buffalo Drive, (APN: 138-28-301-002), Ward 2 (L.B. McDonald).

NOTICES MAILED 1,609 (Mailed with Z-0114-00) (1/11/01 PC)

APPROVALS 0

PROTESTS 1 (1/11/01 PC)

CONCERNS 2 Speakers

STAFF RECOMMENDATION: APPROVAL

Truesdell - APPROVED

Motion carried with Gordon abstaining due to the fact his firm owns a shopping center directly to the east

KYLE WALTON, Planning and Development, said the purpose of this General Plan Amendment is to locate a new fire station near the intersection of Buffalo and Washington off Summerlin Parkway. This fire station will be designated as Station 44. The site is a 2.5 acre portion of a 188.9 acre vacant parcel just north of the Summerlin Parkway between Buffalo and Durango. Currently there is existing commercial and residential to the north and vacant land immediately to the south and west. On the east is an existing commercial subdivision. This fire station will provide convenient access to that area. This amendment is appropriate because it addresses an infill parcel that has been vacant for a long time and is consistent with the City of Las Vegas 20/20 Master Plan which encourages under utilized land and requires that uses be sensitive for development around it. Fire stations usually locate in areas where they are the least intensive with other uses. Staff recommended approval.

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

DAVID ROARK, City of Las Vegas, Manager of Real Estate and Assets

LOUISE RUSKAMP, 8500 Log Cabin Way

TODD FARLOW, 240 North 19th Street

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. C-2 for related discussion.

To be heard by the City Council on March 21, 2001.

(6:10 - 6:45) 1 - 250

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ACTION

C-2

ABEYANCE - Z-0114-00 - CITY OF LAS VEGAS

Request for a Rezoning FROM: U (Undeveloped) [ROW (Right-of-way) General Plan Designation] TO: C-V (Civic) and a request for a Site Development Plan Review FOR A FIRE STATION on 2.5 Acres on the south side of Washington Avenue, approximately 550 feet west of Buffalo Drive (APN: 138-28-301-002), Ward 2 (L.B. McDonald).

NOTICES MAILED 1,609 (Mailed with GPA-0037-00) (1/11/01 PC)

APPROVALS 0

PROTESTS 1 (1/11/01 PC)

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting standards within the parking lot shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

Public Works

2. Construct all incomplete half-street improvements on Washington Avenue adjacent to this site, concurrent with development of this site. (Public Works)

3. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. (Public Works)

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Gordon abstaining due to the fact his firm owns a shopping center directly to the east

ANDREW REED, Planning and Development, stated this fire station is proposed to be located in the center of the site. There will be access from three driveways on Washington Avenue, two will provide access to the parking behind and on the east side of the building. Emergency vehicles exiting the fire station building will exit at the third driveway. Landscaping is depicted along all site perimeters with planters that vary in width from ten feet to 30 feet. Twenty-four inch box trees are shown with shrubs in ground cover in all planters. The elevations depict a flat roof with parapets along the east and west sides of the building and at the emergency vehicle service doors in an arched interest below a pitched roof feature. Exterior walls will be finished in a painted stucco, light sand in color, and exposed block accents. A mansard roof element will be finished with concrete tile. This fire station will meet a need for public safety infrastructure in the area resulting from on-going population growth and new development.

In regard to the Site Development Plan Review, this fire station is compatible with the pattern of development occurring along this portion of Washington Avenue and is consistent with applicable City plans, policies and standards.

Staff recommended approval, subject to the conditions.

DAVID ROARK, City of Las Vegas, Public Works, Manager of Real Estate and Assets, appeared to represent the Fire Department. There was a neighborhood meeting with Councilwoman Lynette Boggs-McDonald. A demonstration was shown on how fire stations are situated within the City, their need, response times, and lack of response times in this area. Everyone that attended the meeting was in favor of the fire station. This will be a standard prototype fire station.

CHAIRMAN GALATI declared the Public Hearing open.

LOUISE RUSKAMP, 8500 Log Cabin Way, appeared as she wanted to see the elevations of the proposed station because she wondered if it will have the same appearance as Station 41 on Buffalo.

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ABEYANCE - Z-0114-00 - CITY OF LAS VEGAS

4. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer connection routes to service this site prior to the submittal of any sewer-related construction drawings. (Public Works)

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. (Public Works)

Standard Conditions

6. A Resolution of Intent with a two-year time limit.

7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

8. All City Code requirements and design standards of all City departments must be satisfied.

MR. ROARK responded that it will have the same appearance.

MS. RUSKAMP objected to the flat roof because the station on Buffalo looks like it doesn't have a roof.

TODD FARLOW, 240 North 19th Street, asked if this fire station is large enough for future development. The City has purchased several paramedic units that will be located in the fire stations.

MR. ROARK replied that this fire station will be able to accommodate increased growth.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL wondered how the remainder of this site will be developed.

MR. ROARK was unsure as to exactly how the remainder of the property will be developed. However, he is in negotiations with some consultants and soccer personnel. The intent is to make it into a park. They will encourage flagpole cell towers on the property.

NOTE: See Item No. C-1 for related discussion.

To be heard by the City Council on March 21, 2001.

(6:10 - 6:45) 1 - 250

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ITEM

ACTION

C-3

**ABEYANCE - U-0199-00 - NEVADA FOOD
MARTS, INC.**

Request for a Special Use Permit and Site Development Plan Review FOR A PROPOSED 1,030 SQUARE FOOT CARWASH IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE at 8570 West Sahara Avenue (APN: 163-04-405-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

ON JANUARY 29, 2001 THE APPLICANT REQUESTED THIS APPLICATION BE WITHDRAWN WITHOUT PREJUDICE.

**Truesdell -
WITHDRAWN WITHOUT PREJUDICE
Unanimous**

ANDREW REED, Planning and Development, stated the applicant has requested this item be withdrawn without prejudice from the agenda.

There was no one present to represent this application.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

This is final action.

(6:05 - 6:06) 1 - 100

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ITEM

ACTION

C-4

ABEYANCE - U-0200-00 - RAUL GIL, ET AL

Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR FOR THE SALE OF LIQUOR IN CONJUNCTION WITH AN EXISTING RESTAURANT & PROPOSED RESTAURANT ADDITION (CASA DON JUAN) located at 1204 South Main Street (APN's: 162-03-110-103 and 104) C-M (Commercial/Industrial) Zone, Ward 3 (Reese).

NOTICES MAILED 142 (Mailed with V-0086-00) (1/11/01 PC)

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL of Existing Restaurant for Restaurant Service Bar Only.

Truesdell -

ABEYANCE ITEM NOS. C-4 AND C-5 TO THE MARCH 8, 2001 PLANNING COMMISSION MEETING TO ALLOW APPLICANT TO WORK WITH STAFF IN AN ATTEMPT TO RESOLVE PARKING ISSUES ASSOCIATED WITH THIS REQUEST

Unanimous

ANDREW REED, Planning and Development, stated the applicant has requested Item Nos. C-4 and C-5 be held in abeyance to the March 8, 2001 meeting so they can continue working with staff to resolve parking issues. Staff has no objection to the abeyance request.

There was no one present to represent the application.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the Planning Commission on March 8, 2001.

(6:06 - 6:07) 1 - 120

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COUNCIL CHAMBERS -400 EAST STEWART AVENUE

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ACTION

C-5

ABEYANCE - V-0086-00 - RAUL GIL, ET AL

Request for a Variance TO ALLOW 23 PARKING SPACES WHERE 65 SPACES ARE THE MINIMUM REQUIRED at 1204 South Main Street (APN's: 162-03-110-103 and 104), C-M (Commercial/Industrial) Zone, Ward 3 (Reese).

NOTICES MAILED 142 (Mailed with U-0200-00) (1/11/01 PC)

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: DENIAL.

Truesdell -

ABEYANCE ITEM NOS. C-4 AND C-5 TO THE MARCH 8, 2001 PLANNING COMMISSION MEETING TO ALLOW APPLICANT TO WORK WITH STAFF IN AN ATTEMPT TO RESOLVE PARKING ISSUES ASSOCIATED WITH THIS REQUEST

Unanimous

ANDREW REED, Planning and Development, stated the applicant has requested Item Nos. C-4 and C-5 be held in abeyance to the March 8, 2001 meeting so they can continue working with staff to resolve parking issues. Staff has no objection to the abeyance request.

There was no one present to represent the application.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the Planning Commission on March 8, 2001.

(6:06 - 6:07) 1 - 120

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ACTION

C-6

**ABEYANCE - Z-0095-84(1) - JERMAC,
LIMITED LIABILITY COMPANY ON BEHALF OF
LAS VEGAS ATHLETIC CLUBS**

Request for a Site Development Plan Review and a Waiver of the Required Parking Lot Landscaping FOR A PROPOSED 70,976 SQUARE FOOT BUILDING CONSISTING OF 18,082 SQUARE FEET OF RETAIL AND A 53,658 SQUARE FOOT ATHLETIC CLUB (LAS VEGAS ATHLETIC CLUB) on the west side of Rainbow Boulevard, approximately 700 feet north of Vegas Drive (APN: 138-22-803-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).

ON FEBRUARY 2, 2001 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.

Truesdell -

WITHDRAWN WITHOUT PREJUDICE

Motion carried with Gordon abstaining due to the fact his firm owns the shopping center abutting this property to the north

ANDREW REED, Planning and Development, stated the applicant has requested this item be withdrawn without prejudice.

DENNIS RUSK, Architect, 3960 East Patrick Lane, appeared to represent the applicant. His clients are now pursuing options in another jurisdiction.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

This is final action.

(6:07 - 6:09) 1 - 160

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ACTION

C-7

ABEYANCE - Z-0117-00(1) - INTERNATIONAL BENEVOLENT PROTECTED ORDER ELKS OF THE WORLD

Request for a Site Development Plan Review and a Waiver of the Required Landscaping for a PROPOSED 5,000 SQUARE FOOT ELKS LODGE (TOMMY J. STANTON ELKS LODGE #1735) on the northeast corner of H Street and Jackson Avenue (APN's: 139-27-110-066 and 069), R-3 (Medium Density Residential) Zone PROPOSED: C-1 (Limited Commercial), Ward 5 (Weekly).

NOTICES MAILED 110 (Mailed with Z-0117-00) (1/11/01 PC)

APPROVALS 0

PROTESTS 6 (1 inside radius) (1/11/01 PC)

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The applicant shall provide one 24-inch box tree for each triangular landscape planter located adjacent to Jackson Avenue and Van Buren Avenue.
2. Revise the side and rear building elevations to incorporate a tan stucco exterior intermittent with 3" recessed white metal bands as depicted for the front elevation and revise the elevation depicting a contrasting roof treatment for the building, to the satisfaction of Planning and Development staff.
3. Provide pavement marking and signage for the one-way drive aisles indicating "one-way".

**Gordon - APPROVED, SUBJECT TO STAFF'S CONDITIONS
Motion carried with Galati and Goynes voting NO**

LAURA MARTIN, Planning and Development, stated the revised site plan indicates a 4,500 square foot building for the Elks Lodge situated on a parcel at the northeast corner of H Street and Jackson Avenue. The site plan offers improved site circulation and access, as well as meeting City of Las Vegas Zoning Code requirements for parking and setbacks. The applicant's justification letter states the waiver for the landscape requirement is requested to facilitate land use for the building and parking areas.

The revised site plan indicates 15 foot and 20-foot wide landscape planters along H Street and Jackson Avenue frontages. A waiver for the landscaping is appropriate along the east property lines of both parcels and the west side of the parking lot adjacent to Van Buren Avenue. Each triangular planter located at the points of ingress and egress for each parking area shall contain a 24-inch box tree.

Staff also recommended that the proposed front elevation have tan stucco, intermittent with 3" recessed white metal bands applied to the side and rear elevations, as well as a contrasting roof treatment to enhance the appearance of the Lodge.

The applicant has worked with the Planning and Development staff to redesign the site better to meet the intent of the Las Vegas Zoning Code and the Urban Design Guidelines and Standards.

This Lodge will be compatible with the commercial and residential development in the area. Staff recommended approval, subject to the conditions.

CHARLES BARBER, Protected Order Elks of the World #1735, P.O. Box 270459, said they have reduced this building by 500 square feet in order to facilitate the required number of parking spaces. They have a total of 40 parking spaces and the requirement is 38 spaces. They have also complied with the landscape requirements. He concurred with the conditions.

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COUNCIL CHAMBERS -400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE - Z-0117-00(1) - INTERNATIONAL BENEVOLENT PROTECTED ORDER ELKS OF THE WORLD

Public Works

4. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

Standard Conditions

5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

8. All City Code requirements and design standards of all City departments must be satisfied.

CHAIRMAN GALATI declared the Public Hearing open.

GWEN WALKER, Founder of African/American Research Center at 705 West Van Buren, appeared in protest. She submitted a letter from Pastor Willie Davis of the Second Baptist Church, a letter from Mr. and Mrs. Chester at 704 West Van Buren, and a petition started in 1997 with approximately 700 names in opposition. She objected to the Elks Lodge because it did not possess a liquor license two years ago so there is no legal liquor license to be grandfathered in. If there is a liquor license in place, then illegal actions have taken place. Their license had been for a temporary location. She is the individual that brought the issue of the liquor license to the City's attention. This facility will be directly across the street from Fitzgerald Park No. 8. This area does not need another facility selling liquor because the safety of the tourists and children will be at risk. She was concerned that there would not be enough parking for the Elks Lodge. If there were a fence between this facility and the museum it would obscure visibility of the museum. Waiving the parking and landscaping is not fair to other people who have conformed to the City's guidelines.

CHAIRMAN GALATI clarified that this request is just for a site plan, not a liquor license or special use permit. There is no variance being requested for parking. The use for an Elks Lodge has already been approved.

GERALDINE LAY, Henderson, Nevada, appeared in protest. She has worked hard on the west side of Las Vegas. There is no need for liquor near children, apartments, and a park.

COMMISSIONER GORDON explained that the Planning Commission cannot determine whether an applicant should receive a liquor license.

MS. WALKER commented that all the issues she addressed affects the museum. She wondered how the parking would affect the museum.

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**ABEYANCE - Z-0117-00(1) - INTERNATIONAL
BENEVOLENT PROTECTED ORDER ELKS OF
THE WORLD**

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER GOYNES was concerned about the materials used for the construction of the building because a metal building is not harmonious with the area and does not offer an aesthetically pleasing theme or interest.

CHARLES BARBER explained that this building will be a metal building. However, the front of the building will have a stucco overlay on the metal to make it appear like the other buildings in the area. It will be a permanent structure.

CHAIRMAN GALATI asked if the canopy on the front is in Phase 2. MR. BARBER explained that this will be a totally constructed building. They have three lots: two lots on Charleston and H Street and one lot off Van Buren.

COMMISSIONER TRUESDELL asked if the appropriate improvements are made whether that will affect the parking. BART ANDERSON, Public Works, said in some pedestrian intensive areas a commercial style driveway is not always appropriate for this type of use. However, that was not reviewed for this application. There are ways to address the improvements where they will not affect the parking lot.

To be heard by the City Council on March 21, 2001.

(6:45 - 7:17) 1 - 1880

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COUNCIL CHAMBERS -400 EAST STEWART AVENUE

ITEM

ACTION

C-8

ABEYANCE - RENOTIFICATION - Z-0075-00 - STATE OF NEVADA DEPARTMENT OF TRANSPORTATION ON BEHALF OF CITADEL STORAGE

Request for a Rezoning FROM: R-1 (Single Family Residential); R-2 (Medium-Low Density Residential); R-3 (Medium Density Residential); R-PD21 (Residential Planned Development - 21 Units per Acre) and C-1 (Limited Commercial) TO: C-1 (Limited Commercial) and C-V (Civic) on 11.47 Acres within airspace beneath the US-95 Freeway between Maryland Parkway and 23rd Street, PROPOSED USE: Mini-Warehouse, Storage and Park Area, Ward 3 (Reese) and Ward 5 (Weekly).

NOTICES MAILED 701 (Mailed with Z-0075-00(1) and U-0163-00) (2/8/01 PC)
695 (Mailed with Z-0075-00(1) and U-0163-00) (11/2/00 PC)
601 [Mailed with Z-0075-00(1)] (10/12/00 PC)

APPROVALS 1 (1 within notification radius) (11/2/00 PC)

PROTESTS 1 (1 within notification radius) (2/8/01 PC)
1 (1 within notification radius) (11/2/00 PC)
84 (10/12/00 PC)

CONCERNS 2 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The approval is limited to those parcels located between Maryland Parkway and 14TH Street. All parcels located east of 14TH Street shall be eliminated from this request.

2. A Resolution of Intent with a two-year time limit.

Gordon -

ABEYANCE TO THE MARCH 8, 2001 PLANNING COMMISSION MEETING WITH APPLICANT TO PAY FOR RENOTIFICATION TO ALLOW APPLICANT TO DISCUSS THIS REQUEST WITH THE STATE OF NEVADA DEPARTMENT OF TRANSPORTATION

Motion carried with Goynes not voting

ANDREW REED, Planning and Development, stated this project will consist of four phases. Phase 1 will be a mini storage facility underneath the freeway from Maryland Parkway to 14th Street. That area is planned for a 226-unit mini-storage facility. Phase 2 will consist of a series of storage facility buildings located between 14th Street and Bruce Street. Those development plans will be considered under Z-75-00(1), which is Item C-9 on this agenda. Phase 3 is located between 19th Street and 21st Street and is to be transferred to the City of Las Vegas for the development of a park. Phase 4 between Bruce Street and 19th Street and 21st Street and 23rd Street will be developed with additional mini-storage facilities if there is a demand.

The C-1 zoning between Maryland Parkway and 14th Street is compatible with existing R-3 (Medium Density Residential) development in the area. The rezoning of the parcels located east of 14th Street of C-1 and C-V are incompatible with the adjacent properties, which are developed primarily with single-family homes.

Late today staff received a letter from the Nevada Department of Transportation indicating they do not support mini-storage facilities on these parcels.

Staff recommended approval, subject to the conditions.

CHAIRMAN GALATI wondered why the Planning Commission is hearing these items when NDOT is not supporting these applications.

ATTORNEY JEFF BENDAVID, Moran & Associates, 630 South 4th Street, appeared with Mario Sanchez and the applicant. They are just as confused due to the letter from NDOT. This project has been ongoing for a long time. He felt these applications should go forward.

COMMISSIONER GORDON said the letter states NDOT does not oppose the rezoning. Perhaps that portion could be heard.

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COUNCIL CHAMBERS -400 EAST STEWART AVENUE

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ACTION

**ABEYANCE - RENOTIFICATION - Z-0075-00 -
STATE OF NEVADA DEPARTMENT OF
TRANSPORTATION ON BEHALF OF CITADEL
STORAGE**

Public Works

3. Construct all incomplete half-street improvements (sidewalk) on Maryland Parkway, the north and south terminus of 13th Street, 14th Street, adjacent to this site concurrent with development of this site.

4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this

DEPUTY CITY ATTORNEY BRYAN SCOTT suggested holding this proposal in abeyance and having staff meet with NDOT.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, felt this item should be held in abeyance and requested he be able to speak for four minutes when it is heard again.

RUSS DRIVER asked if the residents will be re-notified. ROBERT GENZER, Acting Director, Planning and Development, stated that should be determined by the Planning Commission as to whether the residents should be re-notified and at the expense of the applicant.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER GORDON was concerned about the lease.

NOTE: See Item Nos. C-9 and C-10 for related discussion.

To be heard by the Planning Commission on March 8, 2001.

(7:17-7:35) 1 - 2890

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COUNCIL CHAMBERS -400 EAST STEWART AVENUE

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ACTION

**ABEYANCE - RENOTIFICATION - Z-0075-00 -
STATE OF NEVADA DEPARTMENT OF
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STORAGE**

site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site if allowed by the Planning Engineer.

ABEYANCE TO MARCH 8, 2001

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COUNCIL CHAMBERS –400 EAST STEWART AVENUE

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ACTION

ABEYANCE - RENOTIFICATION - Z-0075-00 -
STATE OF NEVADA DEPARTMENT OF
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STORAGE

Standard Conditions

7. All City Code requirements and design standards of all City departments must be satisfied.

ABEYANCE TO MARCH 8, 2001

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COUNCIL CHAMBERS -400 EAST STEWART AVENUE

ITEM

ACTION

C-9

ABEYANCE - RENOTIFICATION - Z-0075-00(1)
- STATE OF NEVADA DEPARTMENT OF
TRANSPORTATION ON BEHALF OF CITADEL
STORAGE

Request for a Site Development Plan Review FOR A PROPOSED 106,052 SQUARE FOOT MINI-WAREHOUSE FACILITY within airspace beneath the US-95 Freeway, between Maryland Parkway and Bruce Street, R-2 (Medium-Low Density Residential); R-3 (Medium Density Residential); R-PD21 (Residential Planned Development - 21 Units per Acre) and C-1 (Limited Commercial) Zones, PROPOSED: C-1 (Limited Commercial), Ward 5 (Weekly).

NOTICES MAILED 701 (Mailed with Z-0075-00(1) and U-0163-00) (2/8/01 PC)
 695 (Mailed with Z-0075-00(1) and U-0163-00) (11/2/00 PC)
 601 [Mailed with Z-0075-00(1)] (10/12/00 PC)

APPROVALS 1 (1 within notification radius) (11/2/00 PC)

PROTESTS 1 (1 within notification radius) (2/8/01 PC)
 1 (1 within notification radius) (11/2/00 PC)
 84 (10/12/00 PC)

CONCERNS 2 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Buildings 18, 19 and 20 (and the related parcels) shall be deleted from this request.

2. The applicant shall submit for an Administrative Review of landscaping (for each individual parcel) one year after the Certificate of Occupancy for a structure is approved.

Gordon -

ABEYANCE TO THE MARCH 8, 2001 PLANNING COMMISSION MEETING WITH APPLICANT TO PAY FOR RENOTIFICATION

Motion carried with Goynes not voting

ANDREW REED, Planning and Development, stated there will be 20 mini-storage buildings beneath the US95/I-515 freeway. The development plans indicate 17 of the buildings will be located on a parcel between Maryland Parkway and 14th Street. One building each will be located on the following parcels underneath the freeway: Between 14th Street and 15th Street, between 15th Street and 16th Street, and between 16th Street and Bruce Street. All the buildings will have landscape planters that include mesquite trees, shrubs and ground cover and surrounded by a split face decorative block wall. The elevations for Buildings 1 and 2, which is between Maryland Parkway and 14th Street, show exteriors of split faced concrete block. Buildings 3 through 17 have an exterior of tan on the middle site.

Staff has no objection to the mini-storage complex between Maryland Parkway and 14th Street. In regard to the three remaining buildings between 14th Street and Bruce Street, the mini-storage is incompatible with the adjacent properties which are developed primarily with single family homes.

Staff has no objection to the size and location of the landscape planters as shown. However, because many of the planters will be located within shaded areas under the freeway, staff is uncertain if any landscaping will thrive. There is a condition requiring the applicant to submit the landscaping for an Administrative Review one year after the Certificate of Occupancy is approved. The purpose of the reviews will be to evaluate the landscaping and determine whether it should be replaced with a more shade tolerant type.

The Urban Design Guidelines and Standards discourage buildings with a metal siding exterior. Therefore, there is a condition requiring all structures to have a split faced block exterior.

Staff recommended approval, subject to the conditions.

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COUNCIL CHAMBERS -400 EAST STEWART AVENUE

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ACTION

ABEYANCE - RENOTIFICATION - Z-0075-00(1)
- STATE OF NEVADA DEPARTMENT OF
TRANSPORTATION ON BEHALF OF CITADEL
STORAGE

3. All structures shall have a split-face block exterior.

4. Conformance to all applicable conditions of Rezoning (Z-0075-00).

Public Works

5. This site plan shall be modified to eliminate building encroachment over the existing public sewer line located within the Thirteenth Street alignment. Alternatively, the applicant may submit a public sewer relocation/abandonment plan to relocate or abandon the existing public sewer line. If this alternative is chosen by the applicant, the required relocation plan shall have received approval by the City Engineer prior to the issuance of any permits for this site.

6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

7. The proposed access gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before stopping to operate the gate entry system. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

ATTORNEY JEFF BENDAVID, Moran & Associates

DEPUTY CITY ATTORNEY BRYAN SCOTT

TODD FARLOW, 240 North 19th Street

RUSS DRIVER

ROBERT GENZER, Acting Director, Planning and Development

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. C-8 and C-10 for related discussion.

To be heard by the Planning Commission on March 8, 2001.

(7:17 - 7:35) 1 - 2890

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COUNCIL CHAMBERS –400 EAST STEWART AVENUE

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ACTION

ABEYANCE - RENOTIFICATION - Z-0075-00(1)
- STATE OF NEVADA DEPARTMENT OF
TRANSPORTATION ON BEHALF OF CITADEL
STORAGE

Standard Conditions

8. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.

9. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

12. All City Code requirements and design standards of all City departments must be satisfied.

13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

ABEYANCE TO MARCH 8, 2001

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ABEYANCE - RENOTIFICATION - Z-0075-00(1)
- STATE OF NEVADA DEPARTMENT OF
TRANSPORTATION ON BEHALF OF CITADEL
STORAGE

14. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.

15. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

16. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

ABEYANCE TO MARCH 8, 2001

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COUNCIL CHAMBERS -400 EAST STEWART AVENUE

ITEM

ACTION

C-10

**ABEYANCE - RENOTIFICATION - U-0163-00 -
STATE OF NEVADA DEPARTMENT OF
TRANSPORTATION ON BEHALF OF CITADEL
STORAGE**

Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY within airspace beneath the US-95 Freeway, between Maryland Parkway and 23rd Street, R-2 (Medium-Low Density Residential); R-3 (Medium Density Residential); R-PD21 (Residential Planned Development - 21 Units per Acre) and C-1 (Limited Commercial) Zones, PROPOSED C-1 (Limited Commercial), Ward 5 (Weekly).

NOTICES MAILED 701 [Mailed with Z-0075-00 and Z-0075-00(1)] (2/8/01 PC)
695 [Mailed with Z-0075-00 and Z-0075-00(1)] (11/2/00 PC)
156 (10/12/00 PC)

APPROVALS 1 (1 within notification radius) (11/2/00 PC)

PROTESTS 2 (1 within notification radius) (2/8/01 PC)
1 (1 within notification radius) (11/2/00 PC)
83 (10/12/00 PC)

CONCERNS 2 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The approval is limited to those parcels located between Maryland Parkway and 14TH Street. All parcels located east of 14th Street shall be eliminated from this request.

2 The use shall be limited to the parcels between Maryland Parkway and 14TH Street

Gordon -
ABEYANCE TO THE MARCH 8, 2001 PLANNING COMMISSION MEETING WITH APPLICANT TO PAY FOR RENOTIFICATION

Motion carried with Goynes not voting

ANDREW REED, Planning and Development, stated this mini-storage facility will be compatible with adjacent apartments and R-3 zoning districts. However, staff finds the mini-storage uses proposed east of 14th Street are incompatible with adjacent properties, which are developed primarily with single family homes. Staff recommended approval, subject to the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

ATTORNEY JEFF BENDAVID, Moran & Associates

DEPUTY CITY ATTORNEY BRYAN SCOTT

TODD FARLOW, 240 North 19th Street

RUSS DRIVER

ROBERT GENZER, Acting Director, Planning and Development

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. C-8 and C-9 for related discussion.

To be heard by the Planning Commission on March 8, 2001.

(7:17 - 7:35) 1 - 2890

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**ABEYANCE - RENOTIFICATION - U-0163-00 -
STATE OF NEVADA DEPARTMENT OF
TRANSPORTATION ON BEHALF OF CITADEL
STORAGE**

3. If this Special Use Permit is not exercised within two years after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.

4. No business of any type shall be conducted from within any mini-storage unit.

ABEYANCE TO MARCH 8, 2001

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COUNCIL CHAMBERS -400 EAST STEWART AVENUE

ITEM

ACTION

C-11

Z-0058-76(5) - DEJORIA FAMILY LIMITED PARTNERSHIP

Request for a Review of Condition #2 regarding the scope and extent of a revised Site Development Plan Review to be heard at a later date; Condition #3 regarding the mini-storage building height; Condition #9 regarding the submittal of a cross-access agreement; Condition #13 regarding an amended Traffic Impact Analysis; and Condition #14 regarding the contribution of money for drainage improvements on property located on the northeast corner of the intersection of Ann Road and Leggett Road (APN: 125-28-803-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

NOTICES MAILED 213

APPROVALS 1 Speaker

PROTESTS 0

STAFF RECOMMENDATION: Approval, subject to:

1. Condition Number 2 of Z-58-76 (4) shall be amended to: The applicant shall submit the revised Site Development Plan presented at the City Council meeting and submit another revised Site Development Plan for the corner parcel only to be reviewed at a public hearing by the Planning Commission and City Council.

2. Condition Number 3 of Z-58-76 (4) shall be amended to: The mini-storage facility shall be a two story building at a height of 22 feet, located 67 feet from the north property line. Compliance with the Residential Adjacency Standards is required.

3. Condition Number 9 of Z-58-76 (4) shall be deleted.

**Gordon -
APPROVED, SUBJECT TO STAFF'S CONDITIONS
Motion carried with Buckley not voting**

ANDREW REED, Planning and Development, stated the applicant is requesting clarification or deletion of certain conditions of approval that were imposed on this development by the City Council.

Condition #2 required the applicant to submit a revised Site Development Plan Review that was presented at the City Council showing the remaining uses would be reviewed at a Public Hearing by the Planning Commission and City Council. The applicant wishes to replace the phrase with the remaining uses to be changed to *for the corner parcel only*. The intent of the Council was to require a review of the site for the convenience store. Staff has no objection to a modification of that condition.

Condition #3 required the mini-storage facility to be set back a minimum of 40 feet from the north property line and to be single story. At the October 18, 2000 City Council meeting the applicant presented a revised development plan for the mini-storage facility depicting the two-story building at a height of 22 feet located 67 feet from the north property line. The revised plan presented by the applicant complies with the Residential Adjacency Standard. Staff has no objection to a modification of this condition.

Condition #9 required the applicant to provide a copy to the City of a document authorizing this site to cross the private landscape area on the west side of Pebble Rock Drive. The applicant has noted that the access to Pebble Rock Drive was eliminated as a condition of approval by the City Council. This condition can be deleted because the access was deleted.

Condition #13 required the Traffic Impact Analysis to include the proposed convenience store. Because the convenience store was deleted from the site plan, no update to the Traffic Impact Analysis should be required. The Department of Public Works disagrees with that assessment and feels this condition should stand as approved.

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ACTION

Z-0058-76(5) - DEJORIA FAMILY LIMITED PARTNERSHIP

4. Condition Number 13 of Z-58-76 (4) shall be amended to: The submitted Traffic Impact Analysis shall be amended to include a Master Driveway and On-site Circulation Plan for the over all site and shall be approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. We reserve the right to require an update to the approved Traffic Impact Analysis when the undeveloped corner portion is submitted for development. (Public Works)

5. There shall be no change to Condition Number 14 of Z-58-76 (4).

Condition #14 speaks to the drainage study proposed for this site. The applicant has issues with the neighborhood plan and the Technical Drainage Study. The Department of Public Works notes this is standard wording for a drainage study so staff recommended no change should be made to this conditions.

Staff recommended approval, subject to the conditions.

BART ANDERSON, Public Works, said Condition #13 was revised. Since the convenience store use was removed there should not be an amendment to address the convenience store. However, they reserve the right to require an amendment to the Traffic Study in the future depending upon what is developed on that site.

JAMES HAMMER, 1120 South Las Vegas Boulevard, said they have a revised site plan for the self-storage facility. He concurred with all the recommendations.

CHAIRMAN GALATI declared the Public Hearing open.

THOMAS FIORE, 8229 Chadwick Avenue, appeared in approval. There should be a traffic and drainage study.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on March 21, 2001.

(7:35 - 7:42) 2- 140

PLANNING COMMISSION

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COUNCIL CHAMBERS -400 EAST STEWART AVENUE

ITEM

ACTION

C-12

U-0205-00 - MAK ENTERPRISES ON BEHALF OF DELIA LAMELA

Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH AN EXISTING RESTAURANT (CUBA CAFE) at 552-A North Eastern Avenue (APN: 139-36-111-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

NOTICES MAILED 232

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within one year of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. Approval of this Special Use Permit does not constitute approval of a liquor license.

3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

4. All City Code requirements and all City departments' design standards shall be met.

Quinn -
APPROVED, SUBJECT TO STAFF'S CONDITIONS
Unanimous

LAURA MARTIN, Planning and Development, stated the service bar use will be an accessory use in an existing restaurant in an established retail center. The City Code requires a restaurant service bar to be a minimum of 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or City park as measured from property line to property line. No protective uses are known to be within this distance requirement. This use can be conducted in a manner that is harmonious and compatible with development in the area.

LAYDUE SIMPSON, 6014 Adobe Center, appeared to represent the application. She concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on March 21, 2001.

(7:42 - 7:45) 2- 370

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COUNCIL CHAMBERS -400 EAST STEWART AVENUE

ITEM

ACTION

C-13

U-0001-01 - HIPOLITO ANAYA

Request for a Special Use Permit FOR PACKAGED LIQUOR SALES IN CONJUNCTION WITH A PROPOSED GROCERY STORE (MARIANA'S SUPERMARKET) at 3631 West Sahara Avenue (APN: 162-08-101-008), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

NOTICES MAILED 549

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVED, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within one year of this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City Departments' design standards shall be met.
5. Landscape planters, as indicated on the site plan, shall be installed with trees, plants, and ground cover, as required by the Las Vegas Urban Design Guidelines and Standards.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Unanimous

LAURA MARTIN, Planning and Development, stated the sale of packaged liquor will be in conjunction with a grocery store. City Code requires the sale of packaged liquor to be a minimum of 400 feet from a church, synagogue, school, child care facility licensed for more than 12 children, or City park as measured from property line to property line. There are no protected uses known to be within the minimum distance separation requirement. The sale of packaged liquor can be conducted in a manner that is harmonious and compatible to development in the area. Staff recommended approval, subject to the conditions.

DAVID EDER, Nevada Gaming Application Consultants, 777 Quartz Avenue, PMB7707, Sandy Valley, Nevada, appeared to represent the applicant. He concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on March 21, 2001.

(7:45 - 7:46) 2 - 450

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COUNCIL CHAMBERS -400 EAST STEWART AVENUE

ITEM

ACTION

C-14

Z-0015-98(1) - PARVIZ & SIMIN Omidvar ON BEHALF OF CRYSTAL-PACIFIC GROUP

Request for a Site Development Plan Review FOR A PROPOSED 55,250 SQUARE FOOT GROCERY STORE (FOOD 4 LESS), A 14,490 SQUARE FOOT DRUG STORE (WALGREEN'S) AND A 6,000 SQUARE FOOT RESTAURANT on the northwest corner of Stewart Avenue and Nellis Boulevard, (APN: 140-32-601-005), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

NOTICES MAILED 196 (Mailed with U-0002-01)

APPROVALS 1 Speaker

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The applicant shall submit a revised landscape/site plan depicting minimum 5-foot wide landscape finger islands every six parking spaces with one 24-inch box tree planted in each finger island. The applicant is encouraged to work with staff to resolve this issue.

2. The elevations shall be revised to indicate architectural design elements that are consistent on all sides of the building.

3. Wallpack lighting on the buildings shall utilize 'shoe-box' fixtures and downward-directed lights. Lighting standards within the parking lots shall be no more than 25 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

4. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND ADDITIONAL CONDITIONS INDICATING THE SITE DEVELOPMENT PLAN REVIEW SHALL EXPIRE IN TWO YEARS IF BUILDING PERMITS FOR THE SITE ARE NOT OBTAINED, GROCERY STORE BUILDING 20 FEET TO THE SOUTH, AND DRUG STORE DELIVERY HOURS LIMITED FROM 7:00 A.M. TO 12:00 P.M.

Unanimous

TROY JESCHKE, Planning and Development, stated access to this site is provided by four driveways: two on Nellis Boulevard and two on Stewart Avenue. An existing convenience store is located on the corner of the two roadways. This site is bounded by the Las Vegas Wash to the west. Three buildings are depicted on the site. A Walgreen's drug store is shown toward the northeast corner of the site. A Food 4 Less grocery store is situated toward the rear center of the site. A proposed restaurant pad is portrayed toward the southwest corner of the site. Perimeter landscaping is provided within a 20 foot wide planter along Nellis Boulevard frontage, a 15 foot wide planter along the Stewart Avenue frontage and within 8 to 10 foot wide planters along the north and west property lines, thereby meeting the intent of the Urban Design Guidelines and Standards. The front elevations of the buildings are appropriate for this site. They feature split-faced block and stucco with contrasting smooth faced block. However, the side and rear elevations of both the grocery store and drug store are lacking in articulation. Staff has included a condition requiring the applicant to revise the elevations to provide for articulation. Staff recommended approval, subject to the conditions.

SCOTT DUFFNER, 1342 Bell Avenue, Suite 3-K, Tustin, California, partner of Crystal-Pacific Group, said they have reviewed the conditions and are in concurrence.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in approval. The only problem he could see is that the landscaping is oftentimes not maintained at these stores. He wants the landscaping to be maintained as it was approved.

CHAIRMAN GALATI suggested MR. FARLOW contact Code Enforcement in regard to landscaping.

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ACTION

**Z-0015-98(1) - PARVIZ & SIMIN OMIIDVAR ON
BEHALF OF CRYSTAL-PACIFIC GROUP**

Public Works

5. Construct all incomplete half-street improvements (sidewalk) on Stewart Avenue adjacent to this site concurrent with development of this site.

6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

8. All pad sites within this overall site shall have perpetual common access to all driveways connecting this overall site to the abutting public streets.

9. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

COMMISSIONER GORDON commented that the applicant could put up a landscaping bond, renewable annually, so in the event the landscaping is not maintained the City can activate the bond and get it maintained.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER GORDON thought the applicant should move the grocery store southerly at least one row of parking, which is the row that abuts the building on the south side. That would make the wall of the store equal to the south wall of the Walgreen's and get the building away from the Walgreen's receiving area. However, he was told Walgreen's has restricted delivery hours.

CHAIRMAN GALATI felt there should be a restriction on the delivery hours as a condition. He was concerned as to whether there is enough parking in the front of the store.

MR. DUFFNER said they have studied the parking and there will be enough spaces in the front of the store. They are willing to slide the building down about 20 feet, which will change the alignment and center the door within the parking field. This site is 100 spaces over parked. Circulation has been given a lot of thought. Walgreen's don't want to limit delivery access to their store, but the delivery hours should not be earlier than 7:00 a.m. and no later than 10:00 a.m.

COMMISSIONER GORDON thought deliveries could be between 7:00 a.m. and noon.

ROBERT GENZER, Acting Director, Planning and Development, recommended that to bring this into compliance with a recently proposed Text Amendment to the Code, there should be an additional condition as follows: "The Site Development Plan Review shall expire in two years if building permits for the site are not obtained."

MR. DUFFNER accepted that additional condition.

NOTE: See Item No. C-15 for related discussion.

To be heard by the City Council on March 21, 2001.

(7:46 - 8:00) 2 - 515

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COUNCIL CHAMBERS –400 EAST STEWART AVENUE

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ACTION

**Z-0015-98(1) - PARVIZ & SIMIN Omidvar on
behalf of Crystal-Pacific Group**

APPROVED

10. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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COUNCIL CHAMBERS –400 EAST STEWART AVENUE

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ACTION

**Z-0015-98(1) - PARVIZ & SIMIN Omidvar on
behalf of Crystal-Pacific Group**

APPROVED

11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site if allowed by the Planning Engineer.

12. Landscape and maintain all unimproved rights-of-way on Stewart Avenue and Nellis Boulevard adjacent to this site.

13. Submit an Encroachment Agreement for all landscaping and private improvements located in the Stewart Avenue and Nellis Boulevard public right-of-way adjacent to this site prior to occupancy of this site.

14. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Nellis Boulevard public right-of-way adjacent to this site prior to the occupancy of this site.

15. Site development to comply with all applicable conditions of approval for Z-15-98 and all other site-related actions.

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ACTION

**Z-0015-98(1) - PARVIZ & SIMIN Omidvar on
behalf of Crystal-Pacific Group**

APPROVED

Standard Conditions

16. All mechanical equipment, air conditioners and trash areas shall be fully screened from view.

17. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

18. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

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ITEM

ACTION

C-15

**U-0002-01 - PARVIZ & SIMIN Omidvar on
behalf of Crystal-Pacific Group**

Request for a Special Use Permit FOR THE SALE OF PACKAGE LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A GROCERY STORE (FOOD 4 LESS) on the northwest corner of Stewart Avenue and Nellis Boulevard, (APN: 140-32-601-005), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

NOTICES MAILED 196 [Mailed with Z-0015-98(1)]

APPROVALS 1 Speaker

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code requirements and all City departments' design standards shall be met.

**Gordon -
APPROVED, SUBJECT TO STAFF'S CONDITIONS
Unanimous**

TROY JESCHKE, Planning and Development, stated this request is to allow package liquor sales in a Food 4 Less grocery store. The Zoning Code establishes the criteria for approval of alcohol related uses. The code was amended on June 21, 2000 by Ordinance No. 5234 to allow retail uses greater than 50,000 square feet to be exempt from the minimum distance separation requirement. This use can be conducted in a manner that is harmonious and compatible with other commercial development along Las Vegas Boulevard. Staff recommended approval, subject to the conditions.

SCOTT DUFFNER, 1342 Bell Avenue, Suite 3-K, Tustin, California, partner of Crystal-Pacific Group, said they have reviewed the conditions and are in concurrence.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in approval.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. C-14 for related discussion.

To be heard by the City Council on March 21, 2001.

(7:46 - 8:00) 2 - 515

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COUNCIL CHAMBERS –400 EAST STEWART AVENUE

ITEM

ACTION

C-16

Z-0093-00(1) - GT 95, LIMITED LIABILITY COMPANY ON BEHALF OF STANPARK HOMES

Request for a Site Development Plan Review FOR A PROPOSED 266 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION AND A 384 UNIT MULTI-FAMILY APARTMENT COMPLEX on the northeast corner of Grand Teton Road and the Grand Canyon Drive Alignment (APN's: 125-07-701-001 and 125-07-801-001), R-E (Residence Estates) and C-2 (General Commercial) Zones, PROPOSED: PD (Planned Development), Ward 6 (Mack).

NOTICES MAILED 17

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Two pedestrian gates shall be placed along the northern property line of the apartments to provide greater access between the offices to the north and the apartments to the south.
2. A pedestrian gate shall be placed at the ends of each of the northernmost cul-de-sacs (Disty Hollow Court & River Glen Court) within the single-family residential development.
3. One pedestrian gate shall be placed at the end of the drainage easement that is located east of the intersection of (Jewel Lake Avenue and Crescent Valley Street).
4. One pedestrian gate shall be placed at the end of the drainage easement that is located at the end of the southeastern most cul-de-sac (Misty Valley Court).

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND CONDITION NO. 11 AMENDED TO REVISE THE LAST SENTENCE TO STATE: PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR BUILDINGS ABUTTING TEE PEE LANE; AND ADDITIONAL CONDITIONS STATING IF NO BUILDING PERMITS ARE PULLED WITHIN TWO YEARS OF THE APPROVAL OF THE SITE DEVELOPMENT PLAN REVIEW, THEN THE SITE DEVELOPMENT PLAN REVIEW SHALL EXPIRE; AND THERE BE A SEPARATION BETWEEN THE RESIDENTIAL AND APARTMENT SECTIONS

Unanimous

TROY JESCHKE, Planning and Development, stated this request is for the Grand Canyon North residential development. The zoning is PD (Planned Development). That district is intended to permit and encourage comprehensively planned developments. The site plan shows a single-family residential development on the southern two-thirds of the site and a multi-family residential development on the northern third. Access to the single family residential is from two driveways with 40 foot wide private drives configured with curve linear streets and cul-de-sacs at the terminus of the drives. Access to the multiple family residential is from two driveways with a 24 foot wide inner drive loop around the apartments. The single family and apartment uses will allow planned development that is consistent with planned development in the area. That will act as a buffer between the US95 corridor and the adjacent lower density residential uses to the west of this site. Staff would like to add a condition that if no building permits are pulled within two years of the approval of this Site Development Plan Review, then it shall expire. Staff recommended approval, subject to the conditions.

CHRIS ARAMBULA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He was concerned about Condition No. 11.

BART ANDERSON, Public Works, responded that staff has agreed to revise the last sentence to state: Prior to the issuance of any building permits for buildings abutting Tee Pee Lane.

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ACTION

**Z-0093-00(1) - GT 95, LIMITED LIABILITY
COMPANY ON BEHALF OF STANPARK
HOMES**

5. The setbacks for this development shall be as follows:

Single-Family Residential

Lots adjacent to Grand Teton Road, Tee Pee Lane and Grand Canyon Drive

Front	18 Feet to Garage 14 Feet to Living Space or Side Load Garage
Sides	5 Feet
Corner Side	10 Feet
Rear	15 Feet

Interior Lots

Front	18 Feet to Garage 14 Feet to Living Space or Side Load Garage
Sides	5 Feet
Corner Side	10 Feet
Rear	10 Feet

Multiple-Family Residential

The setbacks shall be 20 feet from the exterior property lines of the development and 10 feet between buildings.

6. If any covered parking structures are being proposed within the apartment portion of the development, a revised site plan shall be required indicating where the structures are being located.

7. A cross-section of the Equestrian Trail/Pathway along Grand Teton Drive and a plan showing the Equestrian Crossings at the Grand Teton/Grand Canyon intersection and the Grand Teton/Tee Pee intersection, shall be submitted to the Planning and Development Department for review and approval prior to the submittal of a Tentative Map.

COMMISSIONER GORDON referred to the additional condition that stated if one building permit is pulled within two years the review would expire. He thought that should be divided for the single family and apartment sites.

MR. JESCHKE felt separating the single-family residential development and multiple family residential could be done.

MR. ARAMBULA concurred with separating the two different developments.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on March 21, 2001.

(8:00 - 8:06) 2 - 990

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COUNCIL CHAMBERS -400 EAST STEWART AVENUE

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ACTION

**Z-0093-00(1) - GT 95, LIMITED LIABILITY
COMPANY ON BEHALF OF STANPARK
HOMES**

APPROVED

8. Lighting standards for the apartments shall include wallpack lighting on the buildings that utilize 'shoe-box' fixtures and downward-directed lights. Lighting standards within the parking lot shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

9. The site plan shall be amended to depict a playground area within the apartment complex portion of the site.

Public Works

10. Parcel Map PM-37-00 shall record prior to the recordation of any Final Maps for this site, or the issuance of any permits for this site.

11. Dedicate 50 feet of right-of-way adjacent to this site for Grand Teton Drive, 40 feet for Grand Canyon Drive and 30 feet for Tee Pee Lane. Also, dedicate a 54-foot radius on the northeast corner of Grand Teton Drive and Grand Canyon Drive and a 25-foot radius at the northwest corner of Grand Teton Drive and Tee Pee Lane. However, if the amendment to the Master Plan of Streets and Highways (MSH-4-00) is not approved by the City Council, the applicant shall dedicate 50 feet of right-of-way on Grand Teton Drive. Where dedication for Tee Pee Lane will not be provided via subdivision maps, such as adjacent to the proposed apartment complex, such dedication shall be provided prior to issuance of any building or grading permits for the apartment site.

12. Construct half-street improvements including appropriate overpaving, where legally able, on Grand Teton Drive, Grand Canyon Drive and Tee Pee Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development for this site.

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**Z-0093-00(1) - GT 95, LIMITED LIABILITY
COMPANY ON BEHALF OF STANPARK
HOMES**

APPROVED

13. Provide a minimum of two lanes of paved, legal access to this site along a logical route prior to final inspection of any units within this development. Additional paved access routes may be required if neighborhood traffic patterns so necessitate as determined by the Traffic Engineer and/or in the approved Traffic Impact Analysis.

14. Coordinate with the Collection Systems Section of the Department of Public Works to oversize and extend public sewer in Grand Teton Drive to the western boundary of this site, and in Tee Pee Lane to the northern boundary of this site concurrent with development of this site. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any off-site permits.

15. A Master Street Light Plan shall be submitted and approved prior to the submittal of construction drawings for this site.

16. All gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.

17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Driveway Access Analysis shall

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COUNCIL CHAMBERS -400 EAST STEWART AVENUE

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ACTION

**Z-0093-00(1) - GT 95, LIMITED LIABILITY
COMPANY ON BEHALF OF STANPARK
HOMES**

APPROVED

determine the adequacy of the two active driveways servicing the proposed multi-family site and the adequacy of the proposed drives for the proposed single-family site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to

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**Z-0093-00(1) - GT 95, LIMITED LIABILITY
COMPANY ON BEHALF OF STANPARK
HOMES**

APPROVED

construct such drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site if allowed by the Planning Engineer.

19. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

20. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping, multi-use trails and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.

21. Provide pedestrian walkway easements for all public sidewalks not located within the public street right-of-way prior to the issuance of any building permits for this site.

22. Landscape and maintain all unimproved right-of-way on Grand Teton Drive, Grand Canyon Drive, and Tee Pee Lane adjacent to this site.

23. Submit an encroachment agreement for all landscaping and private improvements located in the Grand Teton Drive, Grand Canyon Drive, and Tee Pee Lane public rights-of-way adjacent to this site prior to occupancy of this site.

24. The final layout of the single family detached residential subdivision shall be determined at the time of approval of the Tentative Map.

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**Z-0093-00(1) - GT 95, LIMITED LIABILITY
COMPANY ON BEHALF OF STANPARK
HOMES**

APPROVED

25. Site development to comply with all applicable conditions of approval for Z-93-00 and all other subsequent site-related actions.

Comprehensive Planning

26. The applicant shall dedicate 10 feet of right-of-way on Tee Pee Lane in addition to the dedication required in Condition # 11. In addition, Tee Pee Lane shall be developed to Town Center Collector Street Standards as required by the Comprehensive Planning Department.

Standard Conditions

27. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

28. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

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COUNCIL CHAMBERS -400 EAST STEWART AVENUE

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ACTION

C-17

WVR-0005-00 - LEONCIA AGAPOA

Request for a Waiver OF THE REQUIRED 660 FOOT SEPARATION BETWEEN GROUP RESIDENTIAL CARE FACILITIES to allow a facility at 3400 Camsore Point Lane, where an existing facility is located at 3412 Camsore Point Lane (APN: 138-07-711-028), R-CL (Single Family Residential - Compact Lot) Zone, Ward 4 (Brown).

NOTICES MAILED 347

APPROVALS 0

PROTESTS 37

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. The facility must comply on an ongoing basis with all governmental licensing requirements.

**Gordon -
DENIED**

Motion carried with Littlefield abstaining from voting inasmuch as he was acquainted with the applicant

LAURA MARTIN, Planning and Development, stated the City of Las Vegas adopted Ordinance #5239 on July 27, 2000 regarding residential care facilities. Under this ordinance the first facility of up to ten residents must be approved in any given neighborhood. A neighborhood is defined as an area with a radius of 660 feet from the first approved residential care facility. If another facility wishes to locate within the 660 feet the applicant must obtain approval of the separation requirement. The purpose of the separation requirement is not to allow clusters of this use in residential neighborhoods thereby making the neighborhood more institutional than residential. Currently there are two licensed group residential care facilities within the 660 foot separation radius requirement. This facility would be considered as a third facility within this separation radius. Granting of this waiver would give the neighborhood a more institutional than residential feel. Staff recommended approval, subject to the conditions.

LOLITA MANDAPAT, 9501 Mulroona Court, appeared to represent the applicant. They received a Certificate of Occupancy on July 11, 2000, which was prior to the adoption of Ordinance #5239. This waiver is for four additional beds.

CHAIRMAN GALATI declared the Public Hearing open.

DUANE SUDWEEKS, 3432 Camsore Point Lane, appeared in protest. He submitted a petition with 37 signatures in opposition and one letter. This will reduce the value of the homes in the neighborhood. He submitted his statements to the Clerk. This would create a parking problem in the neighborhood.

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JOHN FRAY, 3421 Conan Street, appeared in protest. This will have a detrimental affect on the homes in the area. There are a lot of retired persons in the area who have used their life savings to purchase their homes. The ordinance that was passed last year should be adhered to.

TOM HESTER, 3413 Conan Street, appeared in protest.

FRED FARROW, 3425 Carbury, appeared in protest. He was concerned that problems could arise with having additional residents.

CHAIRMAN GALATI declared the Public Hearing closed.

MERRIE JANE WHEELAPET, 7041 Park Mesa Lane, appeared to represent the applicant. When the applicant purchased this property, the former owners advised her this was a registered facility. They will be catering to senior citizens, not the youth. They will provide a quality care. Hygiene and maintenance have to be upheld, so the surrounding properties will not be devalued. The applicant's name is spelled: A - G - P - A - O - A.

COMMISSIONER TRUESDELL thought the applicant should have looked into the entitlements when she purchased her property. A neighborhood does not need to be overburdened with these types of facilities. There is no need for this waiver.

COMMISSIONER GORDON wondered if the CC&R's prohibit commercial uses.

To be heard by the City Council on March 21, 2001.

(8:06 - 8:23) 2 - 1170

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ACTION

C-18

V-0001-01 - MICHAEL AND ELIZABETH SCHUCHERT

Request for a Variance TO ALLOW AN EXISTING DETACHED ACCESSORY STRUCTURE 18 INCHES FROM THE CORNER SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK ALLOWED, 2 FEET 10 INCHES FROM THE REAR PROPERTY LINE WHERE 3 FEET IS THE MINIMUM SETBACK ALLOWED, AND 4 FEET 8 INCHES FROM THE MAIN DWELLING WHERE SIX FEET IS THE MINIMUM SEPARATION ALLOWED at 7601 Eminence Court (APN: 125-16-614-046), R-E (Residential Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).

NOTICES MAILED 500

APPROVALS 17

PROTESTS 2 (1 inside notification radius/1 outside radius)

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. All development must be in conformance with the plot plans and elevations.
2. City Code requirements and design standards of all City Departments which are not affected by the approval of this Variance must be satisfied.
3. Submit complete plans to the Building and Safety Department for review and permits.
4. If the Building and Safety Department requires removal of the shed, which is the subject of this request, this Variance becomes null and void.

**Gordon -
APPROVED, SUBJECT TO STAFF'S CONDITIONS
Unanimous**

LAURA MARTIN, Planning and Development, stated the Las Vegas Zoning Code states that a detached accessory structure in the rear yard corner lots may not be located closer to the side property line than that required for the main dwelling and it must be separated by a minimum distance of six feet from the main dwelling. The established corner side yard setback for this property is ten feet. The existing detached accessory structure is a wood sided shed with a shingle roof of approximately 190 feet. The shed's roof line is visible from Picnic Street located east of the property. The applicant's justification letter states that the shed is utilized for storage purposes. There is a negative aesthetic impact of the corner side yard encroachment on the neighborhood, as well as potential related safety issues. There are no unique or extraordinary circumstances associated with this site. Staff recommended denial.

JAKE WORLINE, 7600 Eminence Court, appeared to represent the applicants. The shed was built without any knowledge of code requirements or building permit. The homeowners association signed off on this structure. He submitted a petition with 17 signatures in approval. They were under the impression the setback was three feet from the side and rear property lines. There is a fire extinguisher inside the shed and a Fire Department within a mile. There are numerous sheds on other properties in the neighborhood.

CHAIRMAN GALATI declared the Public Hearing open.

ANTHONY PASTORELLO, 7704 Picnic Street, appeared in approval. The complete shed is not visible from the street.

REBECCA WUTHRICH, 7724 Picnic Street, appeared in approval. The applicant's yard is beautiful. The shed is in excellent condition.

MICHAEL SCHUCHERT, 7625 Certitude Street, appeared in approval. The shed is not objectionable in the neighborhood.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on March 21, 2001.

(8:23 - 8:30) 2 - 1820

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ACTION

D.

NON PUBLIC HEARING ITEMS:

D-1.

ABEYANCE - Z-0020-99(1) - CITY OF LAS VEGAS ON BEHALF OF UNITED STATES YOUTH SOCCER NEVADA

Request for a Site Development Plan Review FOR TWO PROPOSED SIGNS on the north side of Lake Mead Boulevard, approximately 700 feet west of Tenaya Way (APN: 138-22-201-004), U (Undeveloped) Zone [P (Park) General Plan Designation] under Resolution of Intent to C-V (Civic), Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all applicable Conditions of Approval of Rezoning (Z-0020-99) as required by the Planning and Development Department and the Department of Public Works.

2. All signage shall be in conformance with the site plan and elevations.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS FOR THE HEXAGONAL SIGN AND ADDITIONAL CONDITION OF A TWO YEAR TIME LIMIT IN WHICH IF NO PERMITS ARE PULLED THIS SITE DEVELOPMENT PLAN REVIEW WILL EXPIRE AND A NEW SITE DEVELOPMENT PLAN REVIEW WILL HAVE TO BE APPROVED

Unanimous

TROY JESCHKE, Planning and Development, stated this is the site of the Bette Wilson Soccer Complex. It was abeyed from the January 11, 2001 Planning Commission meeting to give the applicant time to revise the sign along Lake Mead Boulevard. Earlier today staff received the revised elevations. Staff is in support of both options as opposed to the original submittal. The sign with the hexagonal face is the option that staff prefers. Staff would like to add a condition to this request that imposes a two year time limit in which if no permits are pulled for the sign, this Site Development Plan Review shall expire and a new Site Development Plan Review shall be approved. Staff recommended approval, subject to the conditions.

DAVID ROARK, City of Las Vegas, Public Works, Manager of Real Estate and Assets, said they concur with the conditions and approve of the hexagonal sign. They had to reallocate some funds.

COMMISSIONER LITTLEFIELD asked the height of the sign.

MR. ROARK responded that the total height of the sign is 24 feet.

To be heard by the City Council on March 7, 2001.

(8:30 - 8:33) 2 - 2120

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D-2

Z-0076-98(19) - HOWARD KEYES

Request for a Site Development Plan Review FOR A PROPOSED 62,700 SQUARE FOOT AUTO DEALERSHIP (CENTENNIAL TOYOTA) on the west side of Centennial Center Boulevard, approximately 3,000 feet north of the Tropical Parkway Intersection (APN: 125-28-101-004), T-C (Town Center) Zone, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Provide for staff approval a detailed landscaping plan that depicts the landscaping and hardscaped areas in the Amenity Zone as shown in the Town Center Development Standards.
2. Provide for staff approval a plan depicting sidewalk construction that complies with the Town Center Development Standards.
3. Provide for staff approval a landscape plan that details plant types, sizes, and locations as required by the Town Center Development Standards. The landscape plan shall include sufficient information to confirm conformance with spacing requirements.
4. Rio Grande Ash trees, at a minimum height of 18 feet, shall be placed within minimum five foot by five foot islands at a ratio of one tree for every six spaces within the 44 space vehicle display area and the 75 space vehicle display area located in the north portion of the site.
5. Provide for staff approval a revised site plan that depicts pedestrian paths from the street to the main building.
6. On-site trees shall conform to the landscaping standards of Town Center. Palm trees shall be at least 25 feet in height. Rio Grand Ash and Chitalpa trees shall be 18 feet in height.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITIONS OF NO VEHICLES PARKED IN LANDSCAPE BERMS OR MARKED FROM LANDSCAPED BERMS AND A TWO YEAR TIME LIMIT IN WHICH IF NO PERMITS ARE PULLED FOR THE SIGN, THIS SITE DEVELOPMENT PLAN REVIEW SHALL EXPIRE AND A NEW SITE DEVELOPMENT PLAN REVIEW SHALL BE APPROVED

Unanimous

ANDREW REED, Planning and Development, stated access will be from three driveways at Frontage Road. Parking for vehicle display and customers will be provided at the front of the main building adjacent to Frontage Road and at the rear of the main building. Landscaping is shown within an eight foot wide planter along the west property line, a ten foot wide planter along the east property line, and a five foot wide planter along the south property line. The elevations depict concrete block exterior with a plaster band along the ridge of the structure and split faced block along the base. Precast concrete accent tiles, metal window canopies, and aluminum store front window system are shown along the front of the building. The site plan presents an orderly placement of buildings and parking. Conditions of approval have been included to allow for staff review of sidewalks, pedestrian access, and parking lot lighting in order to insure compliance with Town Center standards and compatibility with the previously approved auto dealership to the southeast. Staff would like to add an additional condition to this request that imposes a two-year time limit in which if no permits are pulled for the sign, this Site Development Plan Review shall expire and a new Site Development Plan Review shall be approved. Staff recommended approval, subject to the conditions.

MICHAEL BELLON, 7300 Stoney Shore Drive, appeared to represent the application. He concurred with staff's conditions.

COMMISSIONER GORDON asked if the signs are part of this approval. MR. REED replied that the signs shown in the plan comply with Condition No. 7 which limits the size of the sign to 75 square feet.

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7. The monument signs shall be no larger than 75 square feet in area. The area of a monument sign is the length of the sign times the height, including the base.

8. The site street address shall be placed on one of the monument signs.

9. Parking lot lights shall match those previously approved as part of Site Development Plan Review Z-76-98 (1).

Public Works

10. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Provide template studies demonstrating that all delivery vehicles can circulate through the site; no loading or unloading of vehicles shall take place within the public right-of-way.

11. Landscape and maintain all unimproved rights-of-way on the Frontage Road adjacent to this site, unless an alternative maintenance agreement exists for the overall Centennial Centre development at the time of development of this site. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

12. Submit an Encroachment Agreement for all landscaping and private improvements located in the Frontage Road public right-of-way adjacent to this site prior to occupancy of this site.

MR. BELLON explained that the monument sign is 14.5 feet wide by 6.5 feet high.

COMMISSIONER QUINN asked the applicant if he would agree to have no cars parked in the landscape berms. MR. BELLON agreed to that requirement.

This is final action.

(8:33 - 8:37) 2 - 2260

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APPROVED

13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits for this site. Provide and improve all drainageways as recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site if allowed by the Planning Engineer.

14. Site development to comply with all applicable conditions of approval for Z-76-98, the Centennial Centre (Commercial Subdivision), the Traffic Impact Analysis for the Centennial Centre subdivision, and all other site-related actions.

Standard Conditions

15. All development shall be in conformance with the Site Development Plan and building elevations as modified by the above conditions.

16. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

17. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

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APPROVED

18. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

19. All City Code requirements and design standards of all City departments must be satisfied.

20. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

21. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.

22. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

23. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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E.

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

ADJOURNMENT:

/lo

JACK LESTER, 3355 North Durango Drive, attended this meeting on behalf of the United States Youth Soccer of Nevada application on this agenda. He volunteered his time last weekend at the Bette Wilson Soccer Complex. There were teams attending that event from several states playing soccer. He thanked the Planning Commissioners for that field. Bette Wilson was a lady the City named the complex after, who is now deceased. She was instrumental in encouraging soccer for the youth. COMMISSIONER GOYNES commented that he is a coach of the Silver State Soccer Team.

TODD FARLOW, 240 North 19th Street, appeared to speak on the materials used for the buildings under Item No. C-7. He was under the impression stucco would not permanently stick to the metal siding.

There being no further business to come before the City Planning Commission, the meeting adjourned at 8:41 P.M.

LINDA OWENS, DEPUTY CITY CLERK